

# **Attachment 1**

## **Planning Commission Staff Report (8-16-06)**

# Staff Report

# City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF August 16, 2006

**TO:** PLANNING COMMISSION

**FROM:** DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** CONDITIONAL USE PERMIT (CUP) NO. 06-04

### SUMMARY

The proposal is a request to relocate an existing 800 square-foot single-family home from its current location at 25676 Lawton Avenue to a new location at 25092 Barton Road (both sites are in an R-3 Multiple-Family Residence zone). The structure will be rehabilitated, preserved and maintained at the new location, and will share the lot with an existing single-family residential structure. (See Attachment A, Site Plan and Location Map)

### RECOMMENDATION

The recommendation is that the Planning Commission forwards an approval recommendation of the Certificate of Appropriateness to the City Council and approves Conditional Use Permit No. 06-04 based on the Findings and subject to the Conditions of Approval (Attachment D).

### PERTINENT DATA

Property Owner	Citrus Vista LLC (25676 Lawton Avenue) Mr. James Shipp (25092 Barton Road)
Applicant:	Mr. James Shipp
General Plan:	Special Planning Area I (25676 Lawton Avenue) High Density Residential (25092 Barton Road)
Zoning:	Multiple-Family Residence (R-3) for both sites
Site:	9.6-acre rectangular site (25676 Lawton Avenue) 0.19-acre rectangular site (25092 Barton Road)
Topography:	Flat

Vegetation:	Existing citrus grove (25676 Lawton Avenue) Existing landscaping (25092 Barton Road)
Special Features:	Existing home at Lawton Avenue site constructed in the 1880's making it the third oldest house in the Loma Linda and Bryn Mawr area.

## **BACKGROUND AND EXISTING SETTING**

### **Background**

The application was submitted to the Community Development Department on June 21, 2006. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on June 27, 2006. On July 10, 2006, the Historical Commission reviewed the project and recommended approval of the Certificate of Appropriateness and the project.

On June 21, 2006, Mr. James Shipp, the project applicant, submitted a Historical Review (Attachment E) of the existing site as part of the application packet. The report indicated that the subject structure yielded significant historical information regarding its connection to Mr. Henry L. Drew. According to Assessor's records, Mr. Drew was the listed owner of the property in 1895. The report states that Mr. Drew conjured the town site of Bryn Mawr and was the principal partner in the subdivision of Bryn Mawr, along with John Crawford, a citrus rancher from Riverside. The report indicates that the house is the only remaining structure from the earliest attempt to subdivide land in Bryn Mawr. Furthermore, the subsequent ownership of property by the Simonds Family, who produced citrus on the property until 1972, was also identified as having local significance.

The structure is the only remaining example of a Victorian cottage in the City of Loma Linda and is the third oldest house in the City. However, due to neglect over time, the structure is currently in a dilapidated state and requires major repairs especially to the foundation. The applicant proposes to restore the house to its original configuration, incorporate period appropriate colors, furnishings and landscaping, and provide a new foundation at the receiving site.

A cultural and resources assessment was requested from the San Bernardino County Museum by the applicant on July 5, 2006. Ms. Robin Laska, researcher for the San Bernardino County Archeological Information Center, responded that she had no concerns and referred the significance of the structures to the findings of the 1988 Windshield Survey and Preliminary Architectural/Historical Inventory that was prepared by Hatheway & McKenna. In the Hatheway & McKenna report, the structure was described as a "vernacular" building and has a Category 3 level of significance, "resources potentially eligible to the National Register."

### **Existing Setting**

The subject structure is currently located on a 9.6-acre parcel at the northwest corner of Mountain View Avenue and Lawton Avenue. With the exception of the existing citrus grove at the southeast quadrant of the parcel, the land is predominantly vacant. The

neighborhood around the site is a mix of single-family and multi-family residences, medical facilities and civic buildings.

The proposed (or receiving) site is approximately 0.19 acres in size and currently accommodates a single-family residence to the rear of the property and contains existing landscaping. Surrounding the site is a stylistically eclectic neighborhood in that the architecture is varied. Most of the structures on the north side of Barton Road were built during the early 1900's and are good examples of the Craftsman, Spanish, and Ranch styles of architecture. However, there are also adjacent parcels that were developed as recently as 2003.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

The project is exempt from CEQA pursuant to the CEQA Guidelines Section 15331, which provides a Class 31 Categorical Exemption from CEQA for the historical resources restoration and rehabilitation. The proposed relocation is considered to be new construction of a single-family residence on the receiving site.

## **ANALYSIS**

### **Project Description**

This request is made by Mr. James Shipp to relocate the existing structure located at 25676 Lawton Avenue to 25092 Barton Road. The single story 800 square-foot structure will be relocated to a 0.19-acre lot which currently accommodates a two-bedroom single-family residence that was built in the late 1940's. The subject structure consists of a 2-bedroom, 1-bath, wood frame design with composition roof shingles. The rare Victorian Cottage will be highlighted by a Wedgwood Gray siding and blue, gold, and white accents and trims. A 220 square-foot deck at the front of the house is also being refurbished to provide a dramatic entrance to the house. The project will add three additional parking spaces to the relocation site to meet the requirements of parking code (LLMC Section 17.24.060).

In addition to the existing landscaping of the receiving site, the proposed project will provide a new landscaping theme that compliments the Victorian structure. The fruit trees (to be located at the eastern and northern sides of the structure) proposed are predominantly of the citrus variety, which includes Navel and Valencia oranges, lemon and grapefruit trees. Period appropriate upright roses, including American Beauty (developed in 1885) will line the entrance to the property and the front of the house. Other accent or trailing roses like the Hybrid Musk rose will be planted on the western perimeter of the property. Other landscaping accents include a small fountain and two benches that will be located in the middle of the proposed circular driveway.

Besides the relocation, a demolition permit was issued for the removal of later additions to the residential structure, the barn and a secondary building. This was done in the interest of the general dilapidation of the structures, potential fire hazards, and overall public health and safety concerns. Furthermore, all applicable building permits will be obtained prior to any new construction. The project is subject to all provisions of the R-3, Multiple-Family Residence Zone.

## **Loma Linda Municipal Code (LLMC) Requirements**

Pursuant to Loma Linda Municipal Code (LLMC) Chapter 17.30.140, a Conditional Use Permit is required for relocating buildings in all zones.

### **Conditional Use Permit (CUP) Findings**

Pursuant to Loma Linda Municipal Code Section 17.30.210, the Planning Commission, in approving a conditional use permit, shall find as follows:

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this title.*

The proposed single-family residential structure is compatible with the neighborhood and the receiving lot, and is desirable to the public convenience or welfare. Under the existing zoning code, both sites are located in an R-3, Multiple-Family Residence zone. The relocation, site layout and design, and rehabilitation and restoration of the Victorian Cottage will be subject to the requirements of the R-3 zone. The project is also consistent with the newly adopted General Plan which identifies the new location as a High Density Residential land use area, which provides a density range of 13.1 to 20 dwelling units per acre. The single-family residence will be part of an already eclectic and historic neighborhood which would be representative of the character and design of the area.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The relocated single-family structure coupled with the existing two-bedroom building on the new site is consistent with the High Density Residential General Plan land use designation. This category is intended for multi-family uses consisting of low-rise (one to three stories) development. The project is consistent with Goal No. 1 of the General Plan Housing Element which states "Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy shelter needs of Loma Linda Residents." The provision of additional housing opportunity benefits the City and its residents by addressing the City's housing needs.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The new 0.19-acre site is adequate in size and shape to accommodate the subject structure and new garage. All setback requirements and related lot standards meet the development criteria for the R-3 Multiple-Family Residence zone. Additionally, the project is consistent with the Loma Linda General Plan.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The site proposed to receive the dwelling unit has direct driveway access onto Barton Road, which is designed to carry the trips generated by the existing single-family and multiple-family residences.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected through implementation of the Conditions of Approval, which will insure that the residential structure and use are compatible with the neighborhood. Additionally, the residence will meet the minimum development standards required by the R-3 zoning and structural standards required by the California Building Code.

## **CONCLUSION**

All elements of the project are consistent with the General Plan and in compliance with the R-3 zoning regulations. Upon relocation, the proposed residence will be appropriate and compatible with the surrounding residential uses and structures because it will be part of an area that is both eclectic and historic. The development of the parcel will also help to alleviate the growing housing needs of the City.

The project is eligible for Class 31 Categorical Exemption from CEQA pursuant to the CEQA Guidelines Sections 15331.

Report prepared by:

Allan Penaflorida  
Planning Technician

## **ATTACHMENTS**

- A. Site Plan and Location Map
- B. Photographs
- C. Project Plans
- D. Conditions of Approval
- E. Historical Review Document

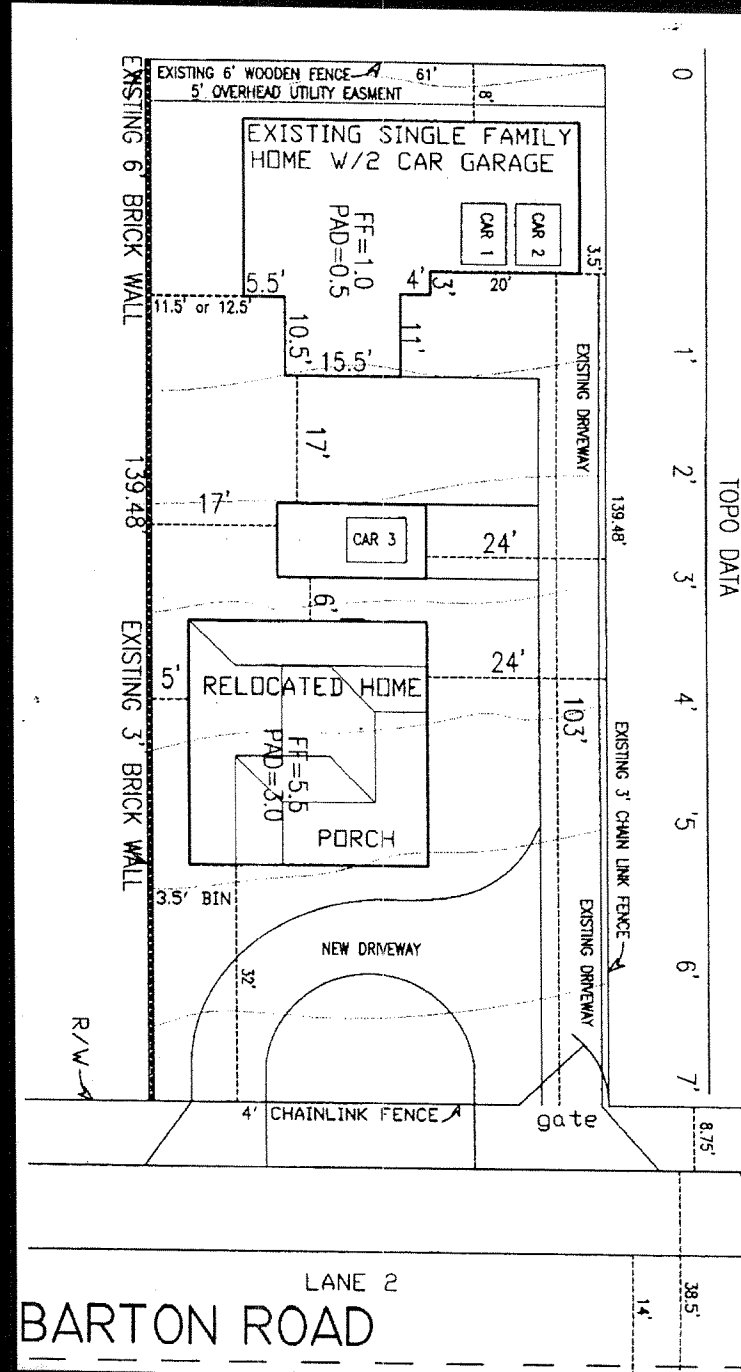
I:\Project Files\CUP\2006\06-04 Drew Home relocation\PC 8-16-06 SR.doc

# **Attachment A**

## **Site Plan and Location Map**

# The Drew House

## Proposed Site





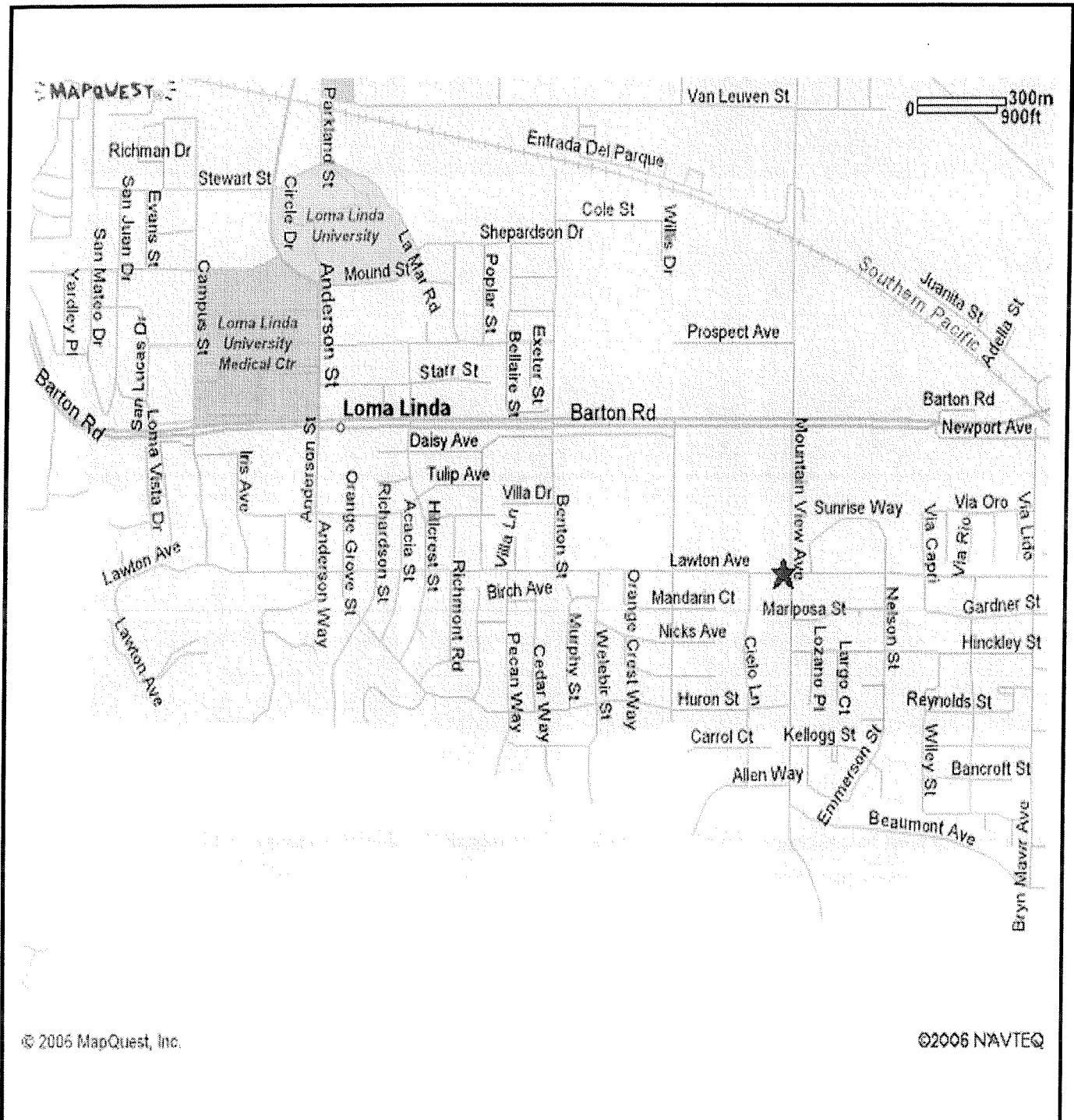


# City of Loma Linda

## Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



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**Vicinity Map**

**CUP No. 06-04 (Existing Location)**

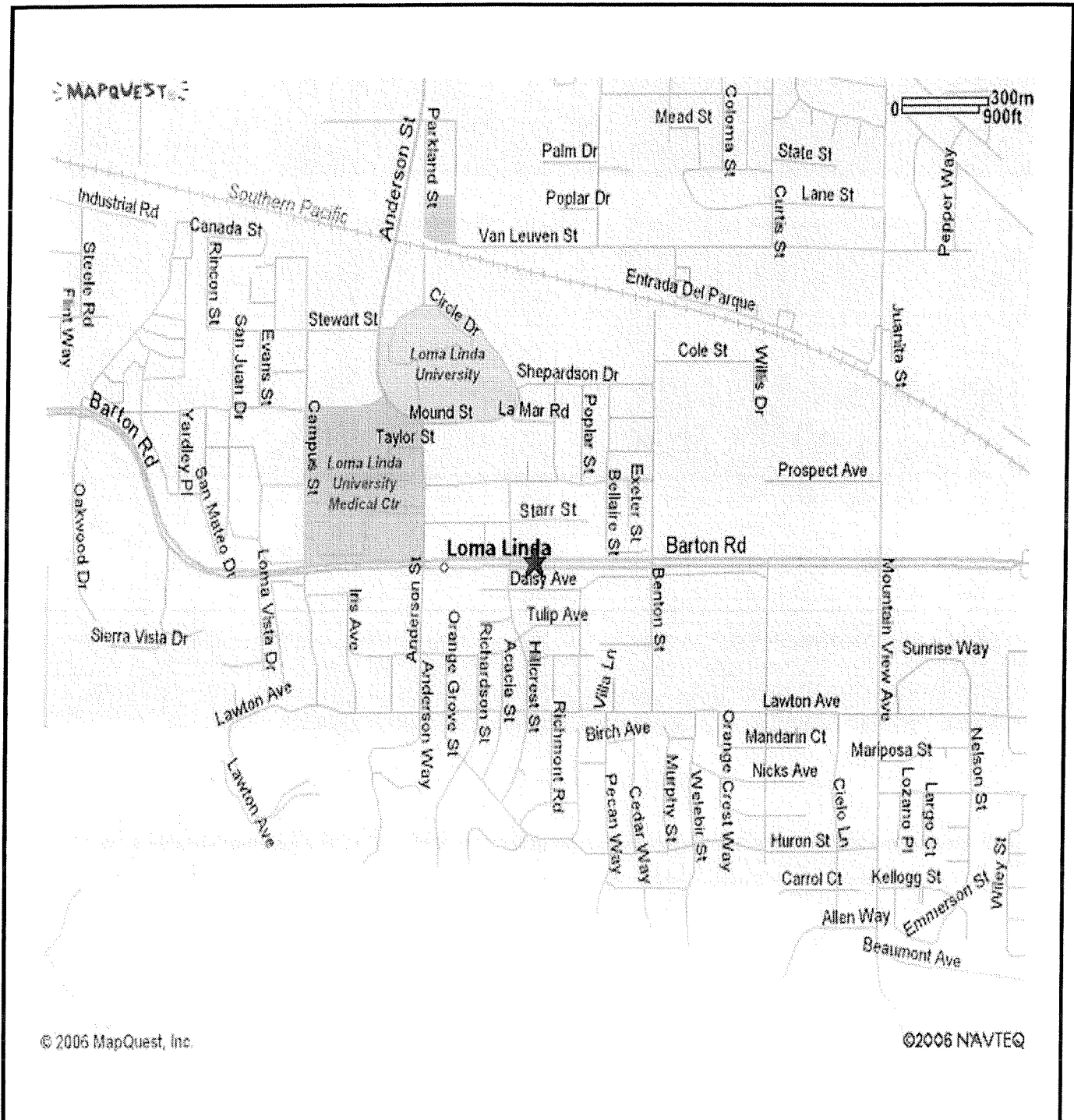


# City of Loma Linda

## Community Development Department

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**Vicinity Map**

**CUP No. 06-04 (New Location)**

# **Attachment B**

## **Project Site Photos**

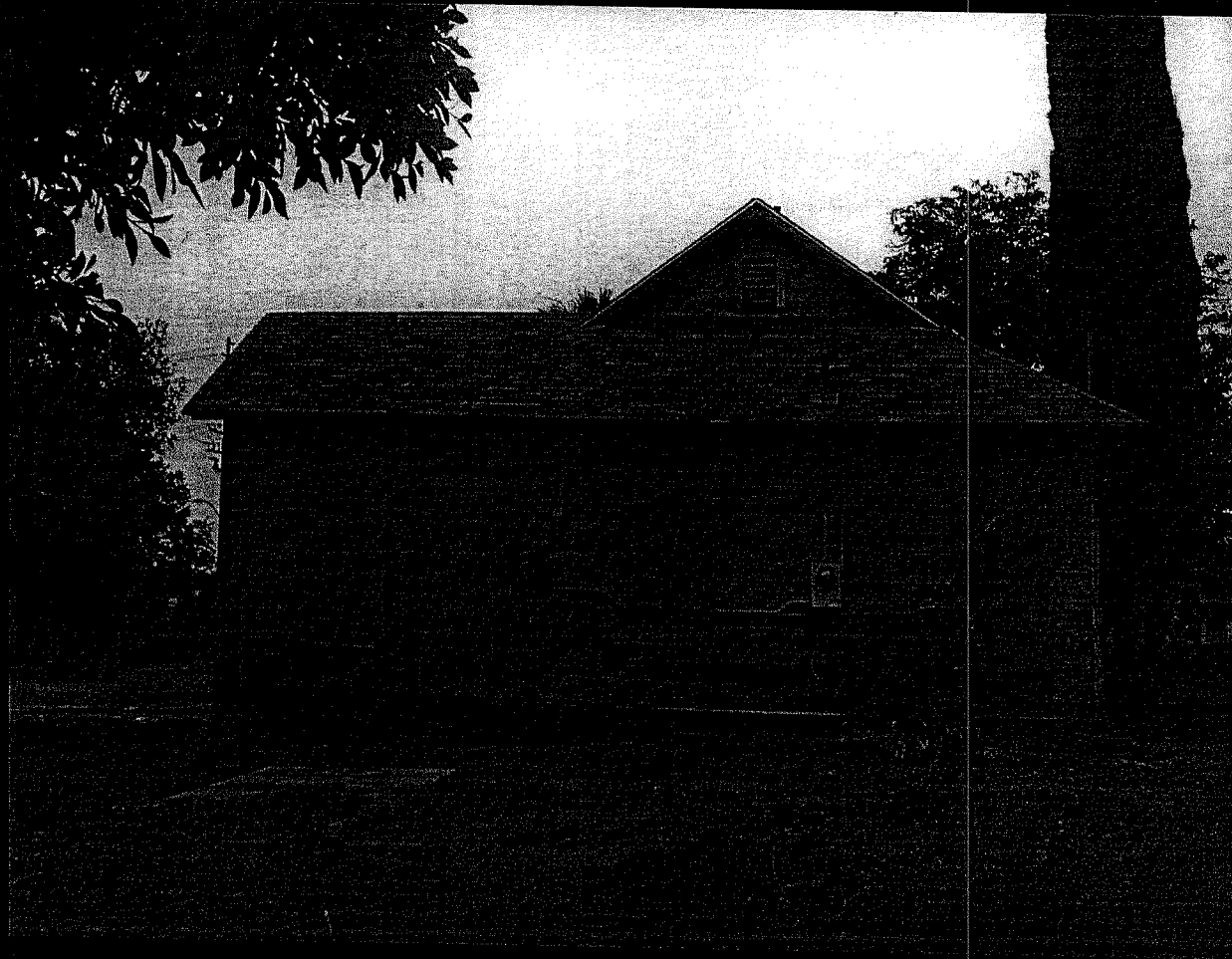
# The Drew House

## Front Elevation



# The Drew House

## Rear Elevation



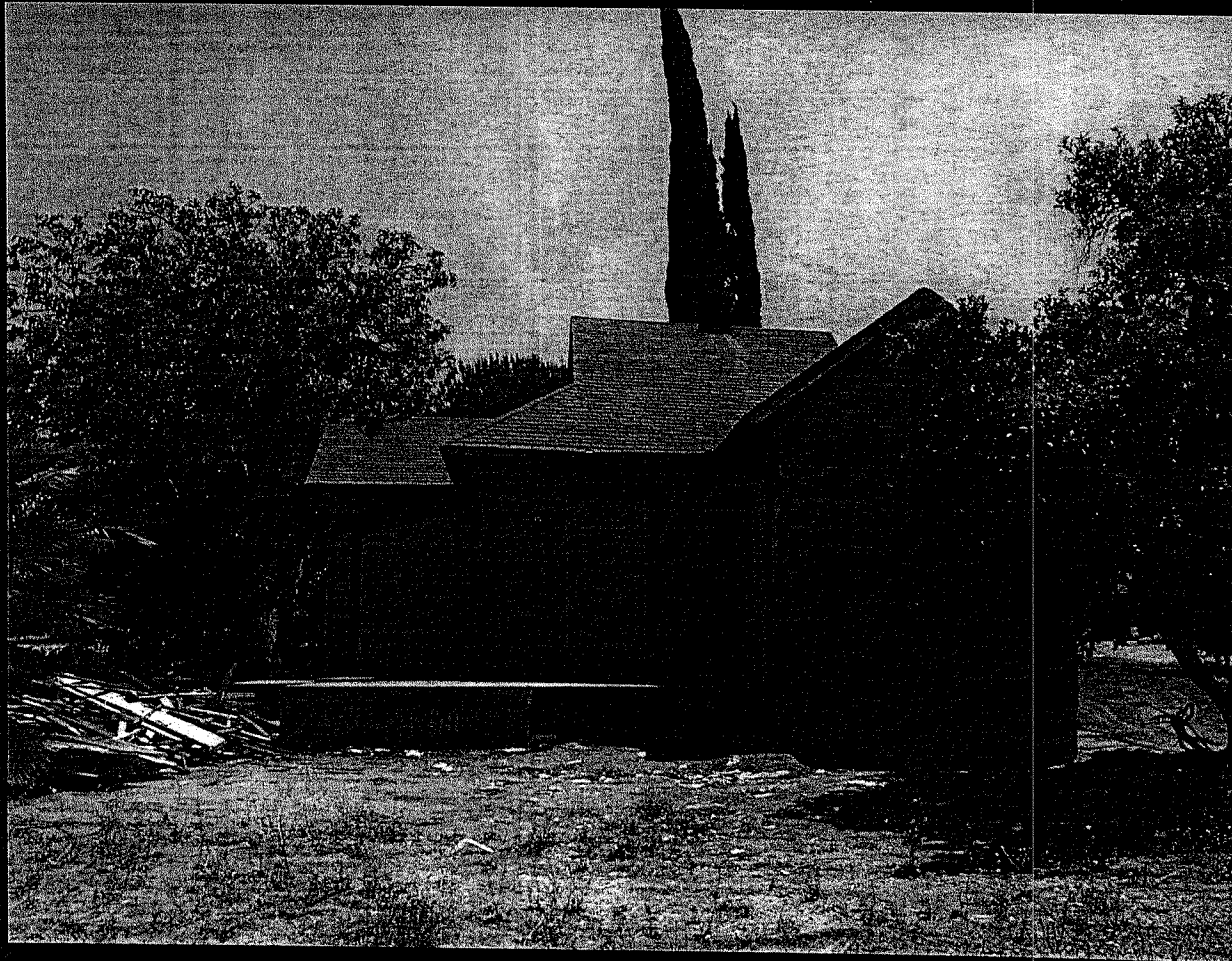
# The Drew House

## Left Elevation



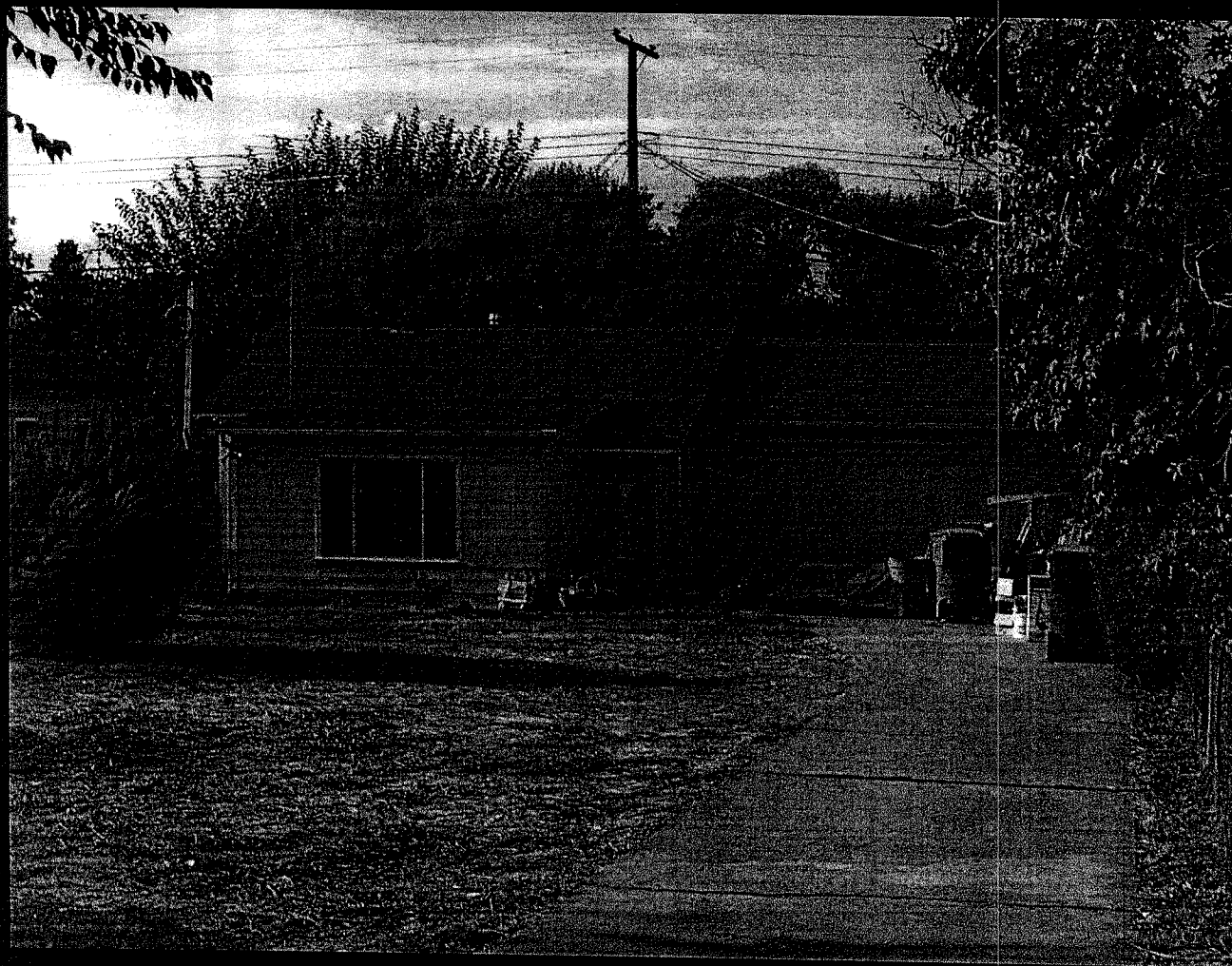
# The Drew House

## Right Elevation



# The Drew House

## Proposed Site Existing Home





# The Drew House

## Proposed Site Neighboring Homes



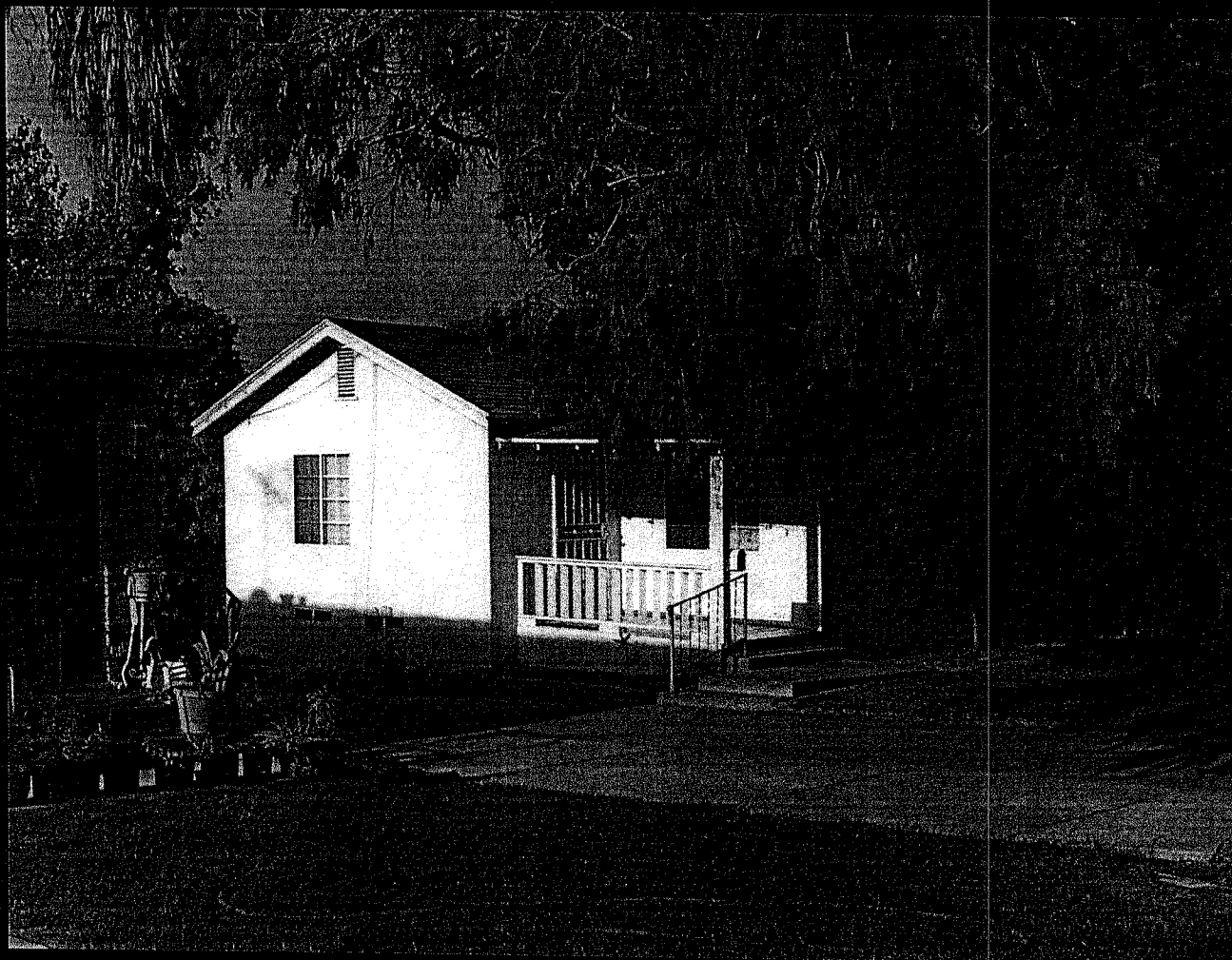
# The Drew House

## Proposed Site Neighboring Homes



# The Drew House

## Proposed Site Neighboring Homes



# The Drew House

## Proposed Site Neighboring Homes



# The Drew House

## Built circa 1888

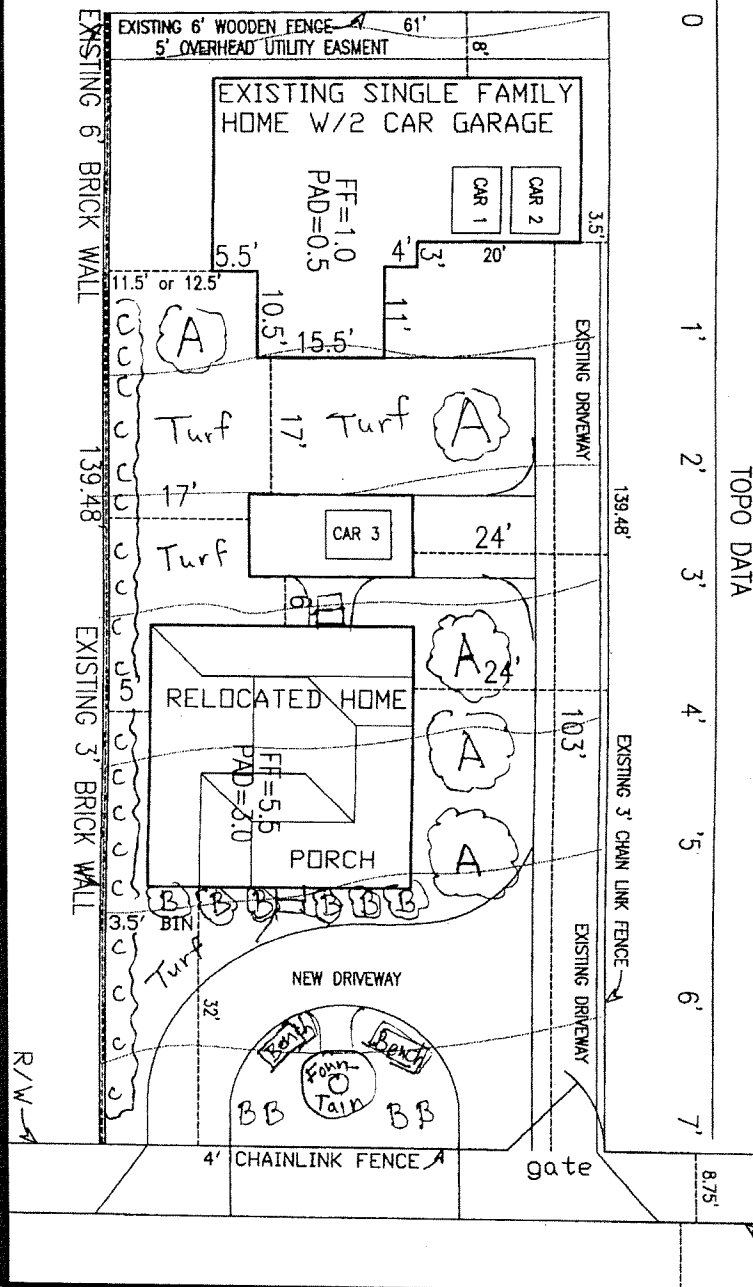


# **Attachment C**

## **Project Plans**

# The Drew House

## Proposed Landscape Plan



# The Drew House Proposed Landscape Plan

## Key

A – Citrus, including Navel, Valencia, Lemon and Grapefruit (*citrus sinensis*)

B – Upright Roses, including American Beauty, developed 1885, and California Wild Rose (*rosa californica*)

C – Trailing Roses, including Hybrid Musk Roses

Turf – Selected for drought-tolerance and sun and shade preference

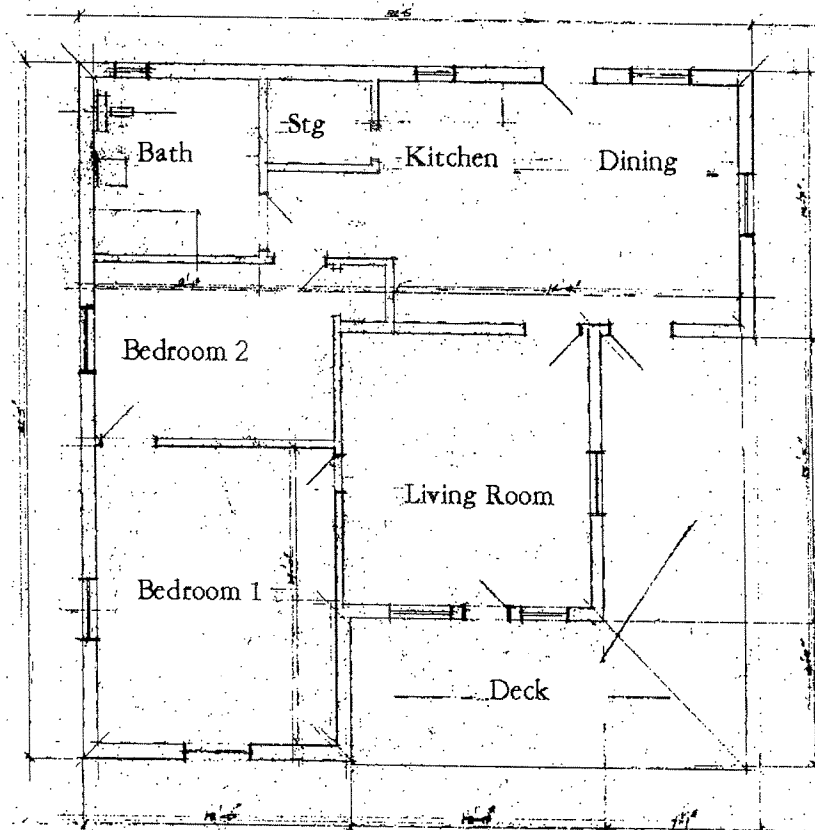
Center of circular driveway space will include a small fountain, two benches and a small rose planting.

All plantings will be watered by timed drippers or sprinklers, for maximum water conservation.



# The Drew House

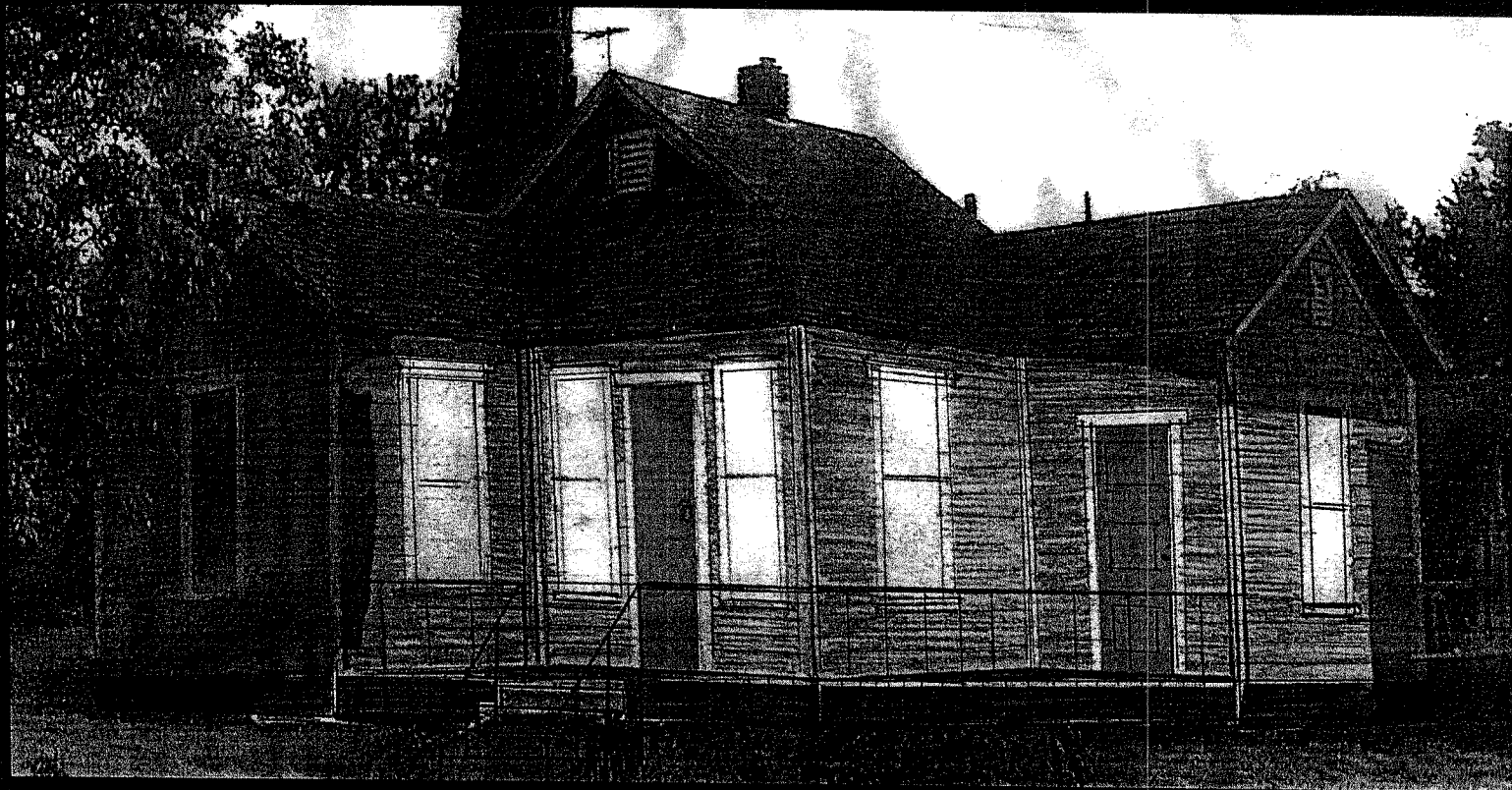
## Proposed Site Floor Plan



Floor Plan - Drew House

# The Drew House

## Proposed Site Color Plan



# **Attachment D**

## **Conditions of Approval**

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT (CUP) NO. 06-04**  
**AUGUST 16, 2006**

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specified are due prior to the issuance of building permits. The following specific requirements shall also apply:

**COMMUNITY DEVELOPMENT DEPARTMENT**

**General**

1. Within one year of this approval, the plans shall be approved and a building permit shall be exercised or the permit/approval shall become null and void. In addition, if after commencement of relocation/construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

**PROJECT:**

**Conditional Use Permit (CUP) No. 06-04**

**EXPIRATION DATE:**

**August 16, 2007**

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fence and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a developmental project.
4. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of

Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.

5. Approval of CUP No. 06-04 is contingent upon the applicant signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases, and noise control; odor control; screening; signs, off-street parking and off-street transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. Construction shall be in substantial conformance with the project plans approved by the City otherwise, the permit/approval shall be null and void and a new application, submittal, and fee shall be required.
8. During relocation/construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
9. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure spray bars on all processing equipment are in good operating condition;
  - c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
  - d. Suspend grading activities when wind gusts exceed 25 mph;
  - e. Sweep public paved roads if visible soil material is carried off-site;
  - f. Enforce on-site speed limits on unpaved surface to 15 mph; and,
  - g. Discontinue construction activities during Stage 1 smog episodes.

10. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic to all outlets in each unit of the development (including custom single-family residences). Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
11. The applicant shall obtain a house moving permit prior to the relocation of the dwelling. Another building permit will need to be obtained for the reconstruction of the garage and fireplace prior to any construction activities.
12. In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

#### **FIRE DEPARTMENT**

13. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
14. Pursuant to UBC Section 904.2.2, as amended in LLMC Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, and as further modified herein, the building, including the garage, shall be equipped with an automatic fire sprinkler system meeting the requirements of National Fire Protection Association (NFPA) 13D. A sprinkler shall also be placed above the Forced Air Unit (FAU), if such unit is placed within the attic. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation. (Modified by PC 04-19-06)
15. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City Manager's Executive Order.

#### **PUBLIC WORKS**

16. Submit an engineered grading/drainage plan for proposed project.

17. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
18. All public improvement plans shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.
19. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
20. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C & D) materials.
21. NPDES Best Management Practice standards shall be incorporated into grading, erosion control and improvement plans and followed during construction. Proper grading and erosion control procedures shall be followed to prevent sedimentation and damage to off-site property. Permanent erosion control facilities or slope plantings may be required to control runoff and debris flowing downstream.
22. Repair all sidewalks, curb and gutter, drive approach and street improvements damaged as a result of the construction.
23. Backflow protection shall be installed in accordance with Public Works Department requirements. A double check valve shall be required if a booster pump is installed or a fire sprinkler system is installed.

### **End of Conditions**

# **Attachment E**

## **Historical Review Document**



Historical Study  
for  
The House at 25676 Lawton Ave.  
Loma Linda, CA  
Parcel #0284-201-26-000  
**Research supplied by the Applicant)**

**History of the house**

Until 2005, the house at the northwest corner of Lawton and Mt. View was occupied. In 2005 City of Loma Linda staff discovered that the renters were living without adequate water or sewage service, and the home was ordered vacated. Since that time it has been unoccupied and locked or boarded up.

Using records located at the San Bernardino County Archives, the applicant has discovered the following information.

Assessor's records are available from 1895 onward. In 1895, the property was listed as owned by H. L. Drew, with a value of \$2,000 and an improvement of \$200. It can be presumed that the improvement is the house in question, because the assessor began to list the value of trees as a separate item in 1903, while retaining the \$200 value of improvements.

H. L. Drew was the principal partner in the subdivision of Bryn Mawr in 1888, along with a Mr. Crawford, possibly John B. Crawford, a Riverside citrus rancher. Henry L. Drew was a Captain in the Union Army during the Civil War. He came to California in 1874 and settled in San Bernardino in 1875. He was president of the Farmers' Exchange Bank and a director of the Santa Fe Railroad.

"He is also largely interested in the development of the citrus fruit industry in the county. He owns a 240-acre ranch devoted to these fruits in Old San Bernardino, and in company with some Pasadena gentlemen is planting some 160 acres in that vicinity to oranges this year." (An Illustrated History of Southern California - San Bernardino, 1890).

The 240 acres mentioned above is the land that Drew intended to subdivide into lots to create the townsite of Bryn Mawr. Bryn Mawr, as Drew imagined it, did not "take off", probably due to extreme competition in land speculation in Southern California during those years, and the boom and bust nature of that business, which had a substantial bust in 1888. A national economic depression in 1893 probably contributed to the subdivision's failure as a townsite. The land, however, remained planted in citrus, and Bryn Mawr became famous for its fruit.

Drew retained ownership of the parcel until 1897. There is no indication that he ever lived in the small (700 square feet) cottage. The house has most probably always been used as a residence for the managers who cared for the citrus groves. John W. Parks acquired the property in 1897 and held it until 1903, when it passed to J.D. and L. A. Hallett.

In 1906 it was acquired by A. G. Simonds. The property stayed in the Simonds family until at least 1950. Albert G. Simonds was a citrus grower of significance in Redlands, and president of the Redlands-Highland Fruit Exchange. He was on the board that directed the construction of the Bear Valley Dam, and also on the board that convinced the Baptist Church to locate its University in Redlands. He was also a member of the Redlands City Council.

Simonds died of a heart attack in 1923 while visiting his daughter in Pasadena. The property passed to her, Mary Carnahan Simonds, after his death. Sometime after 1954 the property was passed to James W. Simonds and Louise S. Chapman. Alpine Enterprises, Inc. acquired the property in 1972. Willard and Patricia Stewart purchased the property in 1980. Ownership now resides with Citrus Vista, LLC.

### **Historic Significance of the House**

The most significant historical connection is that of Henry L. Drew, who conceived the townsite of Bryn Mawr, and who owned the home for some years. While Drew's subdivision didn't immediately produce a town, the name persisted and gradually came to include the present community of Bryn Mawr and was occasionally applied to the Mission Road area. It is unclear whether Drew had the home built, perhaps as a land office, grove management home, or home for sale, but his association with the property

adds historic value to the home. The house is the only remaining structure from the earliest attempt to subdivide land in Bryn Mawr.

The connection with the Simonds family is also of local significance, because the house and property stayed in the Simonds family from 1906-1972, constantly producing citrus, the dominant industry of the local economy. The Simonds family was influential in San Bernardino Valley business and civic events during those years.

### **Architectural Features and Condition**

The house can be described as a Victorian cottage. While it does not have some of the gaudy Victorian gingerbread trimming so typical of its time, it has carefully-fitted trim that reflects the fine craftsmanship of the era. It originally included two large bedrooms, no bathroom, a small parlor and a large kitchen. Because the property also includes a barn and a small building that was once used as a bunkhouse, it is reasonable to conclude that the oversized kitchen was built that way for the purpose of feeding workers at the citrus grove.

The house has a wrap-around porch that was covered with a simple shed roof, perhaps in the 1920s or 30s. Windows are very large, extending nearly to the floor and ceiling. Three of the original windows have been replaced with smaller wooden or metal windows. Two windows were removed and covered over during the addition process. Those windows will be restored. The applicant proposes replacing those windows with recreations of the original windows. Original windows will be restored, whenever possible. All windows in the house except one were originally the same size.

Ceilings were originally high in all rooms, but the living room and bedroom have had the ceilings dropped. The applicant proposed to restore all ceilings to their original height.

The second bedroom was divided in half to create a bathroom. The applicant proposed to keep that feature intact.

The open porch was covered and enclosed to enlarge the parlor. A second enlargement added a bedroom, part of which is built on the foundation of the original porch, and part of which was built on its own supports, hanging off

the north side of the house. The applicant proposes to remove the added structures, restoring the open porch and recovering the visual appeal of the front entrance of the house, which has been hidden for eighty years or more.

The home is constructed of redwood, which may explain why it has stood up in such good condition. The outside is clad in seven-inch lapboard, most of which is intact. The inside walls are lath and plaster. Ceilings throughout are very high, ten feet, four inches in height. The applicant proposes to preserve the exterior and interior, replacing only damaged sections with the same materials.

The most serious problem for the house currently is its foundation, or lack thereof. Several years of heavy rain and draining of wash water from the house have caused the southwest corner of the house to sink. There are sturdy redwood posts and braces holding the house up, but the rocks serving as footings are gradually settling into the soil. The applicant proposes to move the house to another location and to construct a cement-block foundation with cement footings.

The house is listed in the McKenna-Hatheway Windshield Survey of 1987 as a "vernacular" building having a Category 3 significance, "resources potentially eligible to the National Register." Hatheway estimated its construction time at 1890, roughly consistent with Henry L. Drew's attempt to subdivide his property in 1888.

### **Environmental Issues and Mitigations**

The house was a centerpiece of Henry L. Drew's planned community of Bryn Mawr. For most of its history it lay surrounded on all sides by orange groves, and came to represent agriculture in Loma Linda. Mountain View Avenue is the oldest street in Loma Linda to retain its original name. It dates from at least the time of the Van Leuven mansion construction, 1874. The corner of Mt. View and Lawton Avenue (named later) was at the center of Drew and Crawford's subdivision.

The house is well-known to most citizens, who are unaware of its particular history, but know it as "the old farmhouse on the corner". The barn, which is not a subject of this study, is also significant, being the only remaining old barn visible to residents in the city of Loma Linda.

The loss of the farmhouse would be a significant environmental loss for the community. The loss of most citrus groves in Loma Linda is a cause of frequent lament and discussion among citizens. Unfortunately, citrus growing has not been profitable for growers in recent years, and more and more groves have been destroyed and replaced by housing and business development.

The land where the house sits is highly-prized for development, and it is unlikely that this pressure will lessen as time goes on. As it is, the few citrus trees remaining on the site are not profitable.

Most of the historic setting of the house has already been lost. To the west is a large block of vacant land. To the north is a business center and the Loma Linda Civic Center. To the east is a condominium project and to the south is a condominium project and single-family homes. The house no longer sits at the center of a thriving citrus grove. It no longer has a rural setting.

It would be very difficult to find a new site for the home that would place it among its peers. The only homes built during the same decade (1880s) have all been lost. The sites of two older homes, the Frink Adobe and Van Leuven Mansion, are not currently available as relocation sites. Later homes, from the 1890s, the Ritchie Mansion (Snug Harbor) and the Cole House, have similar limitations. The best relocation area available is in the Barton-Starr-Prospect-Hillcrest area, which is what the applicant proposes. Locating the home on Barton Road places it near homes which were built in the 1920s, not nearly as old, but certainly historic and evocative of the early decades of the community.

Perhaps the best environmental solution would be to recreate the historic groves around the house, keep it where it is, build new foundations and restore the home. Then it might find a future with an adaptive reuse that would benefit the community. This seems financially unlikely, because the value of the land and cost to restore would far outweigh any financial benefits the current owners' might realize.

A lesser solution, but still far better than demolition and total loss, would be the relocation and restoration of the house. The proposed site for relocation is still within the Mound City/Bryn Mawr area, just a few blocks away from

the current site. If the house is restored, it will be seen and appreciated by thousands of people daily.

## **Mitigation Measures**

Appropriate mitigations if the house is to be moved would be:

- Restoration of the house to its original configuration (including restoration of high ceilings, reproduction of wooden doors and double-hung windows as needed)
- Use of period-correct paint and fixtures
- Use of citrus, roses and other common California Victorian plantings in the landscape.
- Signage to identify the house to the community and to educate about the development of Bryn Mawr.

The applicant proposes to restore the house to its original configuration and to decorate it in period colors and furnishings. The proposed landscaping will include citrus and plants common to the late Victorian Period.

Appropriate signage and a brochure will educate the community about the history and significance of the house. The home will be used as a single-family residence for a member of the applicant's family.

While the proposed site is not rural, but urban, it can still retain many of the environmental features that surround the house now, albeit with less space. It can still provide knowledge about the times in which it was built, and reflect a little-remembered period of our community's development.

The least-acceptable mitigation would be demolition of the building. If that were chosen, appropriate mitigations would be extensive research of the building, and a complete photographic survey of the house.

## **Conclusion**

The house qualifies as a significant historical resource in three areas:

**First**, it is associated with people of significant local influence, Henry L. Drew and Albert G. Simonds. Both were important in the early citrus period. (LLUMC, 17.80.070.B)

**Second**, the house is the only remaining example of a Victorian cottage in Loma Linda. (LLUMC, 17.80.070.J)

**Third**, it is also the only remaining example of a citrus grove house from the Bryn Mawr establishment years. Preservation of the house would provide a significant part of telling the story of the citrus years in this community. Preserving and restoring the house should be permitted and encouraged. While the best solution might be to preserve the house in place, the current owners of the land are not prepared to do that. A second choice would be to move the house within its original neighborhood and restore it there. Demolition should not be allowed, unless it is discovered that the house cannot be moved for structural reasons. (LLUMC, 17.80.070.A)

**Fourth**, it is the only standing residence from the original 1888 Drew & Crawford subdivision of Bryn Mawr.

The applicant's proposal gives the community a way to retain and enjoy the continued survival of our third-oldest home. It turns an eyesore and nuisance into the architectural and cultural treasure it once was.

# **Addendum**

## **Appropriateness of the new location**

The proposed new location of the Drew House, at 25092 Barton Road, is one of the oldest neighborhoods in the Mound City area. The oldest home, the Ritchie Mansion, originally dubbed "Snug Harbor" by its first owner, Captain Lewis Smith Davis, was built in 1895. It is the only remaining structure in the 1888 Mound City tract which could truly be called "Victorian". It stands two blocks north of the proposed relocation site. It has been substantially rebuilt by Loma Linda University and reflects fine Victorian architecture and coloring. Another 1895 structure on Prospect Ave., termed "Latinite" by architectural historian Roger Hatheway, has been demolished.

Many homes along Prospect Avenue, Starr Street and Barton Road, perhaps seventy-five percent, date to the busy development period of 1919-1923. This was a time of rapid growth for the Loma Linda Sanitarium and College of Medical Evangelists. One home, at 24995 Prospect Avenue, was built in 1914. Roger Hatheway wrote of the Prospect-Starr District, "The district is almost exclusively residential with a high concentration of housing stock from the period c. 1890-1920. The majority of structures are in good to fair condition, and many are substantially unaltered." (Hatheway & McKenna Report, 1988)

Another feature of the neighborhood is the historic practice of building more than one house on each lot. Many of the homes have a "front house" and a "back house". The houses at the back of the lots tended to be somewhat smaller, though not always, and contributed to the rental housing stock that was highly-prized by sanitarium and college students and employees. The applicant proposes a site plan which is consistent with historic practices in the immediate neighborhood.



The Drew House would be the oldest home in the neighborhood, but not by much, and the same would be true with almost any location in the city, except near the Van Leuven Mansion or the Frink Hacienda Adobe.

Moving the Drew House to Barton Road would certainly draw attention to one of the oldest and best-preserved neighborhoods in Loma Linda, and would be architecturally-compatible with other historic homes in a setting that ranges from Victorian to Craftsman construction. Moving the Drew House has the potential of encouraging historic preservation in the neighborhood by setting an example of how much value the community places on its history.